

Single Family Residence **RESIDENTIAL**

32 ROSY RIDGE CT

TELFORD, PA 18969

\$457,528 TopHap Estimate · \$167 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,740 ft²
LIVING AREA

836 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$458K

\$435K low

\$480K high

Last Sale

\$445,900 · Oct 1, 2025

Est. Owner Equity

\$3,825

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$6,630 (2026)
Assessed Value	\$153,550
Previous Assessed	\$153,550
Assessor Market Value	\$153,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.02
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2025	Resale	Deed	\$445,900	\$163	\$454K
Jul 24, 2023	Resale	Deed	\$425,000	\$155	
Oct 25, 2019	Resale	Grant Deed	\$314,000	\$115	\$398K
Sep 11, 2017	Recorded document	Grant Deed			
Nov 21, 2016	Resale	Grant Deed	\$292,000	\$107	\$254K
Aug 15, 2013	Resale	Deed	\$297,815	\$109	\$238K
Mar 14, 2012	Financing	Grant Deed			\$5.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Crest Middle School	Middle	6–8	3.5 mi
Salford Hills Elementary School	Elementary	KG–5	3.9 mi
Souderton Area High School	High	9–12	4.0 mi

District: Souderton Area School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

| NEIGHBORHOOD · ZIP 18969

92 CRIME INDEX	100 AIR POLLUTION	15,958 POPULATION	\$101K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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